

PLEASANT SQUARE

(A PLANNED UNIT DEVELOPMENT SUBDIVISION)

Located within Donation Land Claim No. 59, in the Southwest One-quarter of the Northeast One-quarter of Section 13, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

BUNTIN CONSTRUCTION, LLC.
572 Parsons Drive, Suite 100
Medford, Oregon 97501

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that BUNTIN CONSTRUCTION, LLC an Oregon limited liability company, hereinafter referred to as Declarant is the fee title owner of the real property as depicted hereon, being more particularly described in the "SURVEYOR'S CERTIFICATE" herewith. Declarant has caused this tract of land to be surveyed and platted into lots, easements, and Common Space, as depicted hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision, and the Declarants hereby designate this planned unit development subdivision as "PLEASANT SQUARE". Declarant hereby dedicates to the City of Medford, for public use, all public easements depicted hereon. Declarant hereby creates: the "COMMON AREA", for the use and benefit of the owners, their heirs and assigns of Lots numbered 1 through 16; a Private Storm Drain Easement (PSDE), over through and across Lots 12 and 13; and, Reciprocal Access Easements (RAE), over, through and across Lots 1 through 16, which shall allow for pedestrian access across said lots, as depicted hereon. Said Common Area shall allow for: private vehicular and pedestrian access for ingress and egress; parking and maneuvering areas; emergency vehicular and pedestrian ingress and egress; and, private utilities and service lines. Pleasant Square shall be subject to those Covenants, Conditions and Restrictions as contained in Instrument Number 2006-054665, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 10th day of October, 2006.

Terry L. Buntin
Terry L. Buntin, Member
Buntin Construction, LLC

By-Laws 2006-054666

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Terry L. Buntin, known to me to be a member of BUNTIN CONSTRUCTION, LLC., an Oregon limited liability company, and acknowledged the foregoing instrument, pursuant to authorization by the members of said company, to be their voluntary act and deed.

WITNESS my hand and seal this 10th day of October, 2006.

Before me: Lynne M. Eicher
NOTARY PUBLIC-OREGON
COMMISSION NO.: 403413
MY COMMISSION EXPIRES: April 10, 2010

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Medford Planning Commission (File No. PUD-04-303).

PROCEDURE: Utilizing a Nikon DTM-520 and a Ranger 200R with TDS software, and a Trimble 5700 Global Positioning System (GPS) with a Trimble TSCe data collector, all found monuments were tied via closed traverses or by redundant ties. Records utilized were: Document Number 2006-024441 of the Official Records of Jackson County, Oregon; Surveys Numbered: 3127 and 13222, as filed in the office of the Jackson County Surveyor.

Basis of bearings obtained per Survey Number 13222, between the found monuments depicted hereon, being the centerline of Midway Road. Utilizing record dimensions, established the southerly right of way.

Utilizing said right of way and the found monument per Survey Number 3127, established the northerly boundary. Utilizing said Document Number 2006-024441 and the found monuments per Survey Number 3127, established the easterly, southerly and westerly boundaries, as depicted hereon.

The interior lot corners were computed, and monuments were set as depicted hereon. The first monument of which was set on August 23, 2006.

SURVEYOR'S CERTIFICATE:

I, Cael E. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property located within Donation Land Claim No. 59, in the Southwest One-quarter of the Northeast One-quarter of Section 13, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being more particularly described as follows:

Commencing at a point on the southerly right of way of Midway Road (which bears North 89°54'50" West, 3383.17 feet and North 1287.55 feet from the Southeast Corner of Donation Land Claim No. 38 in Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon); thence along said right of way, North 89°50'20" West, 30.25 feet to the northeast corner of that tract of land as described in Instrument Number 2006-015480 of the Official Records of Jackson County, Oregon; thence along the easterly boundary of said tract, South 11.50 feet to the southeast corner thereof, and the True Point of Beginning; thence continuing South, 238.45 feet to a 5/8 inch iron pin; thence North 89°54'50" West, 134.20 feet to a 5/8 inch iron pin; thence South 26.10 feet to a 5/8 inch iron pin; thence North 89°54'50" West, 80.00 feet; thence North 264.83 feet to the southwest corner of that tract of land as described in aforesaid Instrument Number 2006-015480; thence along the south boundary of said tract, South 89°50'20" East, 214.20 feet to the Point of Beginning.

Cael E. Neathamer
Surveyor

RELEASE:

South Valley Bank & Trust, as the surviving holder of beneficiary interest under that certain Trust Deed recorded as Instrument Number 2006-024442, of the Official Records of Jackson County, Oregon, of said records, does hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use.

Signed this 10th day of October, 2006.

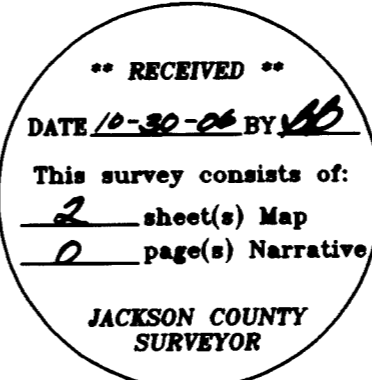
Bob Foote
Bob Foote, Vice President
Commercial Lending Group
South Valley Bank & Trust

STATE OF OREGON }
County of Jackson } SS

Before me, the undersigned Notary Public, personally appeared the above-named Bob Foote, Vice President Commercial Lending Group, South Valley Bank & Trust, acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 10th day of October, 2006.

Before me: Lynne M. Eicher
NOTARY PUBLIC-OREGON
COMMISSION NO.: 403413
MY COMMISSION EXPIRES: April 10, 2010



RELEASE:

G&M Property Development, LLC, an Oregon limited liability company, as holder of beneficiary interest under that certain Trust Deed recorded as Instrument Number 2006-024443, of the Official Records of Jackson County, Oregon, of said records, does hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use.

Signed this 10th day of October, 2006.

Grace E. LaFever
Grace E. LaFever, Member
G&M Property Management, LLC

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Grace E. LaFever, known to me to be a member of G&M PROPERTY DEVELOPMENT, LLC., an Oregon limited liability company, and acknowledged the foregoing instrument, pursuant to authorization by the members of said company, to be their voluntary act and deed.

WITNESS my hand and seal this 10th day of October, 2006.

Before me: Lynne M. Eicher
NOTARY PUBLIC-OREGON
COMMISSION NO.: 403413
MY COMMISSION EXPIRES: April 10, 2010

APPROVALS:

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, that this plat is hereby approved.

Paul D. Smith October 24, 2006
Planning Director Date

PLANNING FILE NUMBER: PUD-04-303

Examined and approved this 17th day of October, 2006.

Deanna Bushaw Paul D. Smith
City Engineer City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 10-27, 2006.

Gary Cible by J. M. Kulp
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 27th day of October, 2006.

Nan Ross Amanda Kirkpatrick
Assessor Deputy

RECORDING

FILED FOR RECORD THIS THE 30th DAY OF OCTOBER, 2006, AT 8:24 O'CLOCK A.M. AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 90 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S Beckett Barbara J Shaw
County Clerk Deputy

Approved for Recording: Deanna Bushaw 10-27-06
Commissioner/Administrator Date

I hereby certify that this is an exact copy of the original.

Cael E. Neathamer
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer

OREGON
JULY 08, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/06

PREPARED BY: Neathamer Surveying, Inc.
3132 State St, Suite 110
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: October 2, 2006 PROJECT NUMBER: 04016

Sheet 1 of 2 © CEN

PLEASANT SQUARE

(A PLANNED UNIT DEVELOPMENT SUBDIVISION)

Located within Donation Land Claim No. 59, in the Southwest One-quarter of the Northeast One-quarter of Section 13, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

BUNTIN CONSTRUCTION, LLC.
572 Parsons Drive, Suite 100
Medford, Oregon 97501

POST MONUMENTATION CERTIFICATE

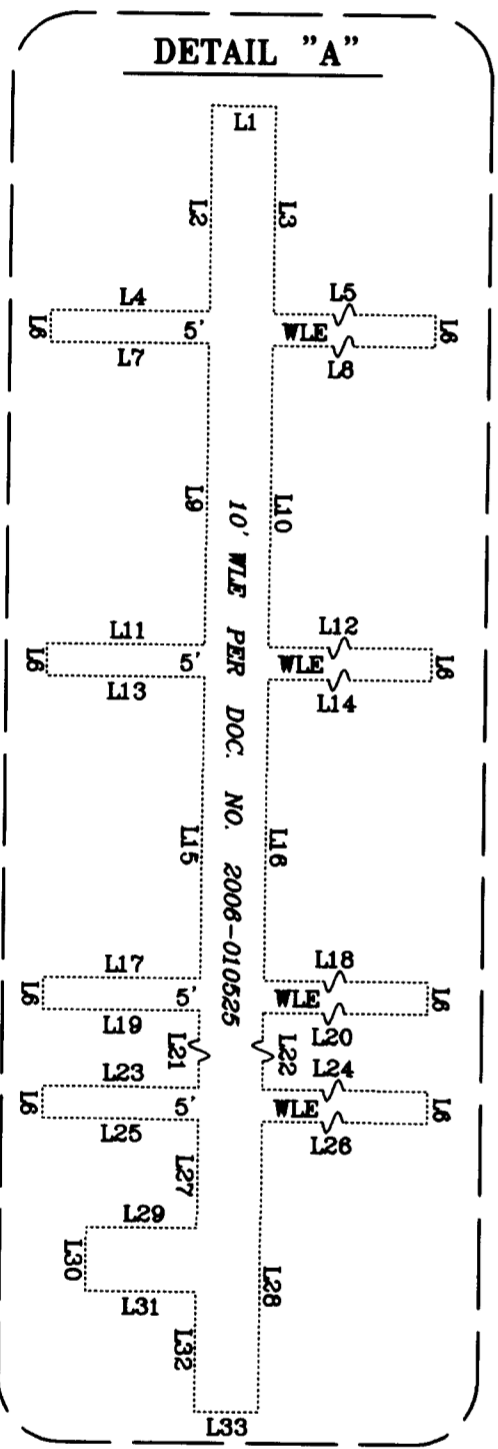
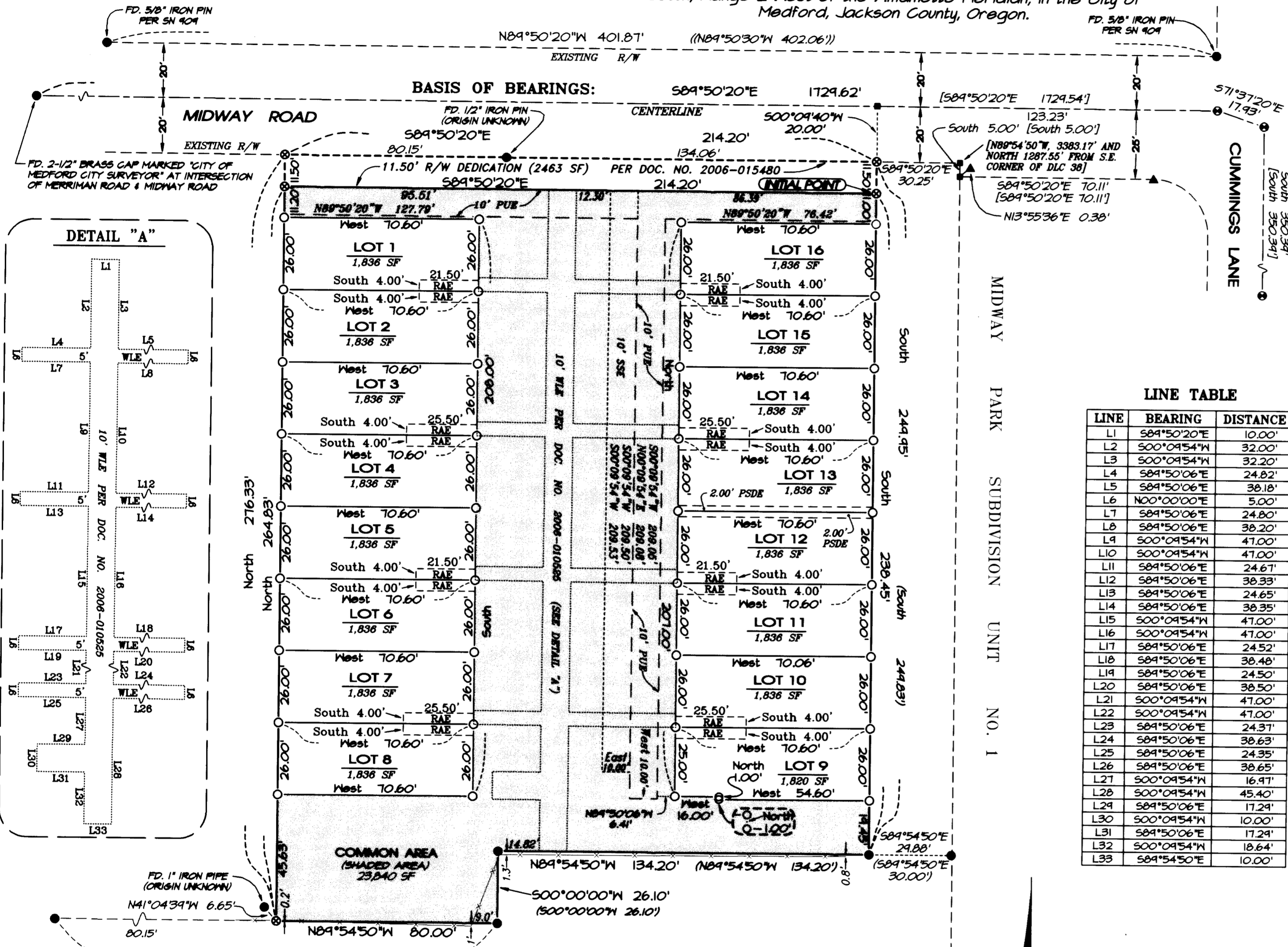
All monuments will be set on or before the 1st of November, 2007.

All monuments are now set, on this _____ day of _____, 2007.
Refer to Document Number _____ of the Official Records of Jackson County, Oregon

Jackson County Surveyor

LEGEND:

- Indicates a set 5/8 inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "C.NEATHAMER LS 56545".
- ⊗ Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "C.NEATHAMER LS 56545".
- Indicates a found 5/8 inch iron pin per SN 3127, or as noted hereon.
- ⊕ Indicates a found brass cap per SN 13222.
- ▲ Indicates a found 5/8 inch iron pin with plastic cap marked "D. McMahon LS 1913" per SN 13222.
- Indicates a computed position.
- () Indicates record information as per SN 3127.
- (()) Indicates record information as per SN 904.
- [] Indicates record information as per SN 13222.
- WIT-MON Indicates a "Witness Monument".
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- Vol. Pg. Indicates an instrument recorded by Volume and Page of the Deed Records of Jackson County, Oregon.
- 10' PUE Indicates a Public Utility Easement created per Doc. No. 2006-015481.
- PSDE Indicates a private storm drain easement, being created hereon.
- RAE Indicates a Reciprocal Access Easement, being created hereon (refer to Declaration).
- SSE Indicates a Public Sanitary Sewer Easement, being created hereon (refer to Declaration).
- WLE Indicates a Public Waterline Easement per Doc. No. 2006-010525.
- 2.9' FNC Indicates the distance and which side from the boundary line that the centerline of fence line is located.
- Indicates the centerline of an existing fence.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°50'20"E	10.00'
L2	S00°09'54"W	32.00'
L3	S00°09'54"W	32.20'
L4	S89°50'06"E	24.82'
L5	S89°50'06"E	38.18'
L6	N00°00'00"E	5.00'
L7	S89°50'06"E	24.80'
L8	S89°50'06"E	38.20'
L9	S00°09'54"W	47.00'
L10	S00°09'54"W	47.00'
L11	S89°50'06"E	24.67'
L12	S89°50'06"E	38.33'
L13	S89°50'06"E	24.65'
L14	S89°50'06"E	38.35'
L15	S00°09'54"W	47.00'
L16	S00°09'54"W	47.00'
L17	S89°50'06"E	24.52'
L18	S89°50'06"E	38.48'
L19	S89°50'06"E	24.50'
L20	S89°50'06"E	38.50'
L21	S00°09'54"W	47.00'
L22	S00°09'54"W	47.00'
L23	S89°50'06"E	24.37'
L24	S89°50'06"E	38.63'
L25	S89°50'06"E	24.35'
L26	S89°50'06"E	38.65'
L27	S00°09'54"W	16.97'
L28	S00°09'54"W	45.40'
L29	S89°50'06"E	17.24'
L30	S00°09'54"W	10.00'
L31	S89°50'06"E	17.24'
L32	S00°09'54"W	18.64'
L33	S89°54'50"E	10.00'

- ### NOTES:
- PLEASANT SQUARE (a planned unit development), is subject to the following matters of record:
 - Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Rogue River Valley Irrigation District.
 - Subject property located within the boundaries of the Rogue Valley Sewer Serves, and subject to the levies and assessments thereof.
 - Easement for one anchor and guy wire per Volume 599, Page 72 of the Deed Records of Jackson County, Oregon (none of which exists within the bounds of the subject tract).
 - Building Site Improvement Agreement, including the terms and provisions thereof, as recorded in Document Number 2006-014911 of the Official Records of Jackson County, Oregon.

** RECEIVED **
DATE 12-30-06 BY [Signature]
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

I hereby certify that this is an exact copy of the original.
Carl E. Neathamer
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer
OREGON
JULY 08, 2001
CAEL E. NEATHAMER
56545

BASIS OF BEARINGS:
THE CENTERLINE OF MIDWAY ROAD PER SURVEY NUMBER 13222, AS FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, AND AS DEPICTED HEREON.

PREPARED BY: Neathamer Surveying, Inc.
3132 State St, Suite 110
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
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PLOT DATE: October 2, 2006 **PROJECT NUMBER:** 04016
Sheet 2 of 2 © CEN

